



Corporate Report

Clerk's Files

Originator's
Files

EC.10.NOR

DATE: December 14, 2004

TO: Chairman and Members of Planning and Development Committee
Meeting Date: January 10, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **City Initiated Official Plan Amendment
Meadowvale Business Park District Land Use Map
Greenbelt Designation of Sixteen Mile Creek**

ORIGIN: Planning and Building Department

BACKGROUND: Mississauga Plan was adopted by City Council on July 10, 2002 and approved by the Region of Peel on May 5, 2003, subject to modifications, withheld decisions and appeals to the Ontario Municipal Board.

Conservation Halton Appeal

One such appeal was made by Conservation Halton on May 4, 2003. Conservation Halton appealed Schedule 3, Environmental Areas, and the Meadowvale Business Park District Land Use Map to the Ontario Municipal Board for the following reasons:

1. Schedule 3, Environmental Areas, does not show Sixteen Mile Creek as a Natural Area north of Derry Road West. This is not consistent with the Natural Area shown south of Derry Road West.

2. The Meadowvale Business Park District Land Use Map does not show all of Sixteen Mile Creek within the Greenbelt designation north of Derry Road West. This is not consistent with the Lisgar District Land Use Map which shows Sixteen Mile Creek as Greenbelt south of Derry Road West.

Conservation Halton recommended that Sixteen Mile Creek be shown consistently on Schedule 3 and the District Land Use Maps.

Existing Official Plan Designation

The Meadowvale Business Park District Land Use Map shows Sixteen Mile Creek north of the railway as a single channel watercourse and a portion is designated Greenbelt. Schedule 3, Environmental Areas, does not show a Natural Area north of Derry Road West. Both Schedule 3 and the Meadowvale Business Park District Land Use Map show Sixteen Mile Creek as "under appeal to the Ontario Municipal Board" – Appeal B19.

Status of Conservation Halton Appeal

On June 19, 2003 Conservation Halton agreed that the appeal could be held in abeyance pending completion of the North 16 District Scoped Subwatershed Study. On December 2, 2003 the Ontario Municipal Board issued an order that the appeal of Conservation Halton is adjourned sine die. Subsequently, the Ontario Municipal Board set a pre-hearing conference date for March 4, 2005 to hear the Conservation Halton appeal.

COMMENTS:

Subwatershed Study

The purpose of the North 16 District Scoped Subwatershed Study is to provide management options for the pending development of the North 16 District with respect to stormwater impacts on flooding, erosion, water quality and the environment. The North 16 District is located between Ninth and Tenth Line, south of Highway 401 down to the railway tracks and is part of the Meadowvale Business Park District.

The study determined that the aquatic habitat in the North 16 District is of poor quality due to intermittent flow and typical agricultural impacts, such as the ditching of watercourse channels and the removal or degradation of riparian vegetation.

Among other issues, the study recommends the following:

- The existing marginal watercourses through the North 16 District should be combined into a single watercourse, traversing the centre of the site north of the railway tracks, to enhance the function of the watercourse and to accommodate development. The realigned channel should be designed using natural channel design principles and should contain the Regulatory Flood Plain.
- Four stormwater management facilities are proposed to control quantity and quality of stormwater runoff.

Proposed Official Plan Amendment

In order to implement the findings of the North 16 District Scoped Subwatershed Study and resolve Conservation Halton's appeal of Mississauga Plan, the following amendments are proposed to the Meadowvale Business Park Land Use Map as shown on the attached map:

1. A single watercourse traversing midway between Ninth and Tenth Line be shown as Greenbelt.
2. The lands that are currently designated Greenbelt, containing Sixteen Mile Creek, be redesignated to Open Space and Business Employment, respectively.
3. The proposed stormwater management facilities, as proposed in the North 16 District Scoped Subwatershed Study, be identified with the appropriate "proposed stormwater management facility" symbol.

Conservation Halton recommends that Schedule 3, Environmental Areas, show the watercourses as Natural Areas. However, as stipulated in Note #2 on Schedule 3, the Environmental Areas are derived from the Natural Areas Survey which shows the existing Natural Area Survey designation LS1 (Lisgar Meadow Brook) ending south of Derry Road West.

One of the recommendations in the North 16 District Subwatershed Study is to expand Natural Area LS1 north of Derry Road West to incorporate the relocated central drainage feature. When the channelization works are completed, the Natural Area Survey will be updated and the Natural Area designation added to Schedule 3, Environmental Areas.

CONCLUSION:

Following the appeal to Mississauga Plan by Conservation Halton, the North 16 District Scoped Subwatershed Study identified the future location of Sixteen Mile Creek between Highway 401 and the railway. The study also recommended locations for stormwater management facilities.

The North 16 Scoped Subwatershed Study and its recommendations are supported by the steering committee, consisting of staff of Conservation Halton, the Region of Halton, the Town of Milton and the City of Mississauga. The recommendations of the study require the appropriate amendments to the Meadowvale Business Park District Land Use Map.

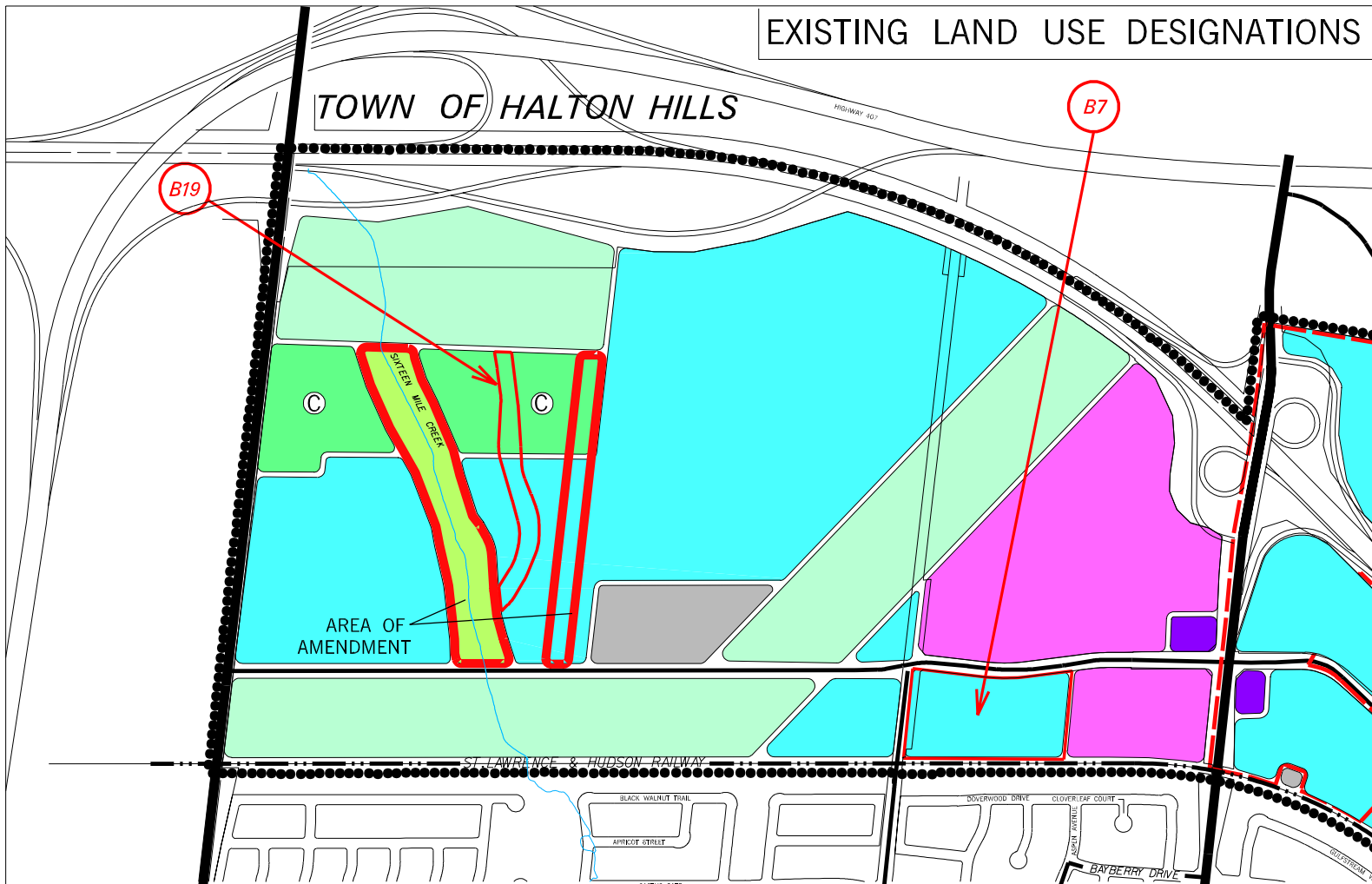
In order to receive community and agency comments on the proposed Official Plan Amendment, a public meeting is required prior to City Council adopting the Official Plan Amendment.

RECOMMENDATION: That a public meeting be held at the Planning and Development Committee to consider the proposed Official Plan Amendment contained in the report titled *"City Initiated Official Plan Amendment, Meadowvale Business Park Land Use Map – Greenbelt Designation of Sixteen Mile Creek"* dated December 14, 2004 from the Commissioner of Planning and Building.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

EXISTING LAND USE DESIGNATIONS



LAND USE DESIGNATIONS

- General Commercial
- Motor Vehicle Commercial
- Business Employment
- Industrial
- Open Space
- Greenbelt
- Parkway Belt West
- Utility
- Node Boundary

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

LAND USE LEGEND

- CP - City Park
- C - Community Park
- * - Existing Stormwater Management Facility
- * - Proposed Stormwater Management Facility
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

B# Appealed to the Ontario Municipal Board

AREA OF AMENDMENT NO. 27

THIS MAP DESIGNATED SCHEDULE 'A' TOGETHER WITH THE TEXT CONSTITUTES AMENDMENT No. 27



Part of
Meadowvale Business Park District
 Land Use Map
Meadowvale Business Park District
 Policies of City Plan
 City of Mississauga

AMENDED LAND USE DESIGNATIONS

